

July 20th, 2017

Mayor and City of London Councilors

300 Dufferin Ave, City Hall, City of London

Re: PEC recommendation July 17 2017 660 Sunningdale Road East Heritage designation

This letter is a plea to Council to approve the Staff recommendation to designate barns 2 and 3 ONLY, and not designate Barn 1 on said property. Barn 1 is partially demolished, structurally unstable, and lies greatly within the municipal road allowances of the current approved draft plan of subdivision (see attached barn sketch).

As per the *Uplands North Area Plan 2003* for Built Heritage (pg 14), it states that only **one of the two larger red tile barns be recommended for preservation**. It was a surprise to hear the PEC randomly vote in favour of designating all 3 barns, despite the recommendations for built heritage from this report.

As landowner and developer, I have maintained the 3 barns and utilized them for about 40 years, with plans submitted to the City incorporating Barn 1 into the development as a *feature*, in combination with a commercial main street setting within a proposed New urbanist community. **This proposal, put forward a number of times over the last 12 years was rejected by the City EVERY time.** A lot of money went into trying to preserve Barn 1, but transportation said it did not comply with the Uplands North Area Plan for their corridors. If council were to view Figure 4 in said document, which was prepared by the Planning and Development department in 2003, you can see that the road connections interfered with the original designs to use Barn 1 as a community focal point. *I'm sure the city has put a lot of tax payer dollars into planning this transportation corridor as well.*

When the Heritage Advisory Committee recommended not to designate Barn 1, but to designate barns 2 and 3, this seemed like a reasonable solution with detailed facts behind it. The PEC's decision to keep barn 1 as well, seemed to be premature with no research or facts behind it.

It should also be noted that in order for a property to be designated under the Ontario Heritage Act, a Statement of Cultural Heritage Value or Interest needs to be prepared and included with the Notice of Intention to Designate and the designation by-law. The Statement of Cultural Heritage needs to include details related to the design or physical value of the building, any historical or associative value, any contextual value and a description of heritage attributes.

The Heritage Planning Staff report to LACH on July 12th outlined that Barn 1 has been substantially compromised and even if reconstructed, will not be able to sustain its significance over time, given the Plan of Subdivision approved for the lands. LACH agreed with this position.

On this basis, no Statement of Cultural Heritage Value has been prepared, **nor can be prepared** for Barn 1. Without this, how will Council plan to comply with the steps for designation of Barn 1?

In keeping with the city's plans for their transportation corridor and having the city's building permit department give the clearance for tearing down (which needed to be done to remove dangerous asbestos from the tile), barn 1 was slated for demolition. I connected with an organic farmer who was willing to remove and repurpose parts of the barn at another location, and he and his team worked laboriously for over 2 months dismantling the structure by hand. Work stopped immediately at request of Heritage staff, and the completion of repurposing the barn will be lost with a heritage designation, leaving the open shell to further deteriorate. I had Barn 1 structurally assessed by an engineering firm back when it was going to be the community focal point. As per Strik, Baldeneli & Moniz's (structural engineers) report, it states:


The exterior clay tile walls are in poor condition and would need to be removed and replaced. The concrete columns supporting the steel beams would also need some reinforcing at varied locations. It is important to note that clay tile walls in conjunction with the floor system are preventing the outwards thrust of the trusses at the truss bearing location. The clay tiles are cantilevering past the 2nd floor to prevent such outward movement. If the main floor exterior walls are removed than in essence the outward thrust resistance will be removed and the building system will no longer be adequate to resist those loading requirements.

It's too late for barn 1.

Here is the bottom Line: This developer has made it clear he is willing to work with staff to try to incorporate barns 2 and/or 3 into a site plan, and invest financially in that effort to find an attractive and sustainable use. To reiterate, this is MORE than what is required from the Uplands North Area Plan. I have also reached out to several in the arts community for ideas on some use for the remnants of Barn 1 and am prepared to work with staff to come up with something viable and attractive. Should Barn 1 be designated as heritage structure, this will totally compromise the current approved draft plan that took many years, and countless meetings and work on the City and developers part.

A heritage designation on Barn 1 will negate any incentive for this developer to continue to seek a heritage and sustainable solution to the barns, as the concentration will be on exploring legal remedies and compensation for damages. I trust council will do the right thing and **not designate** barn 1 as a heritage structure.

Respectfully yours,



Peter Sergautis

President